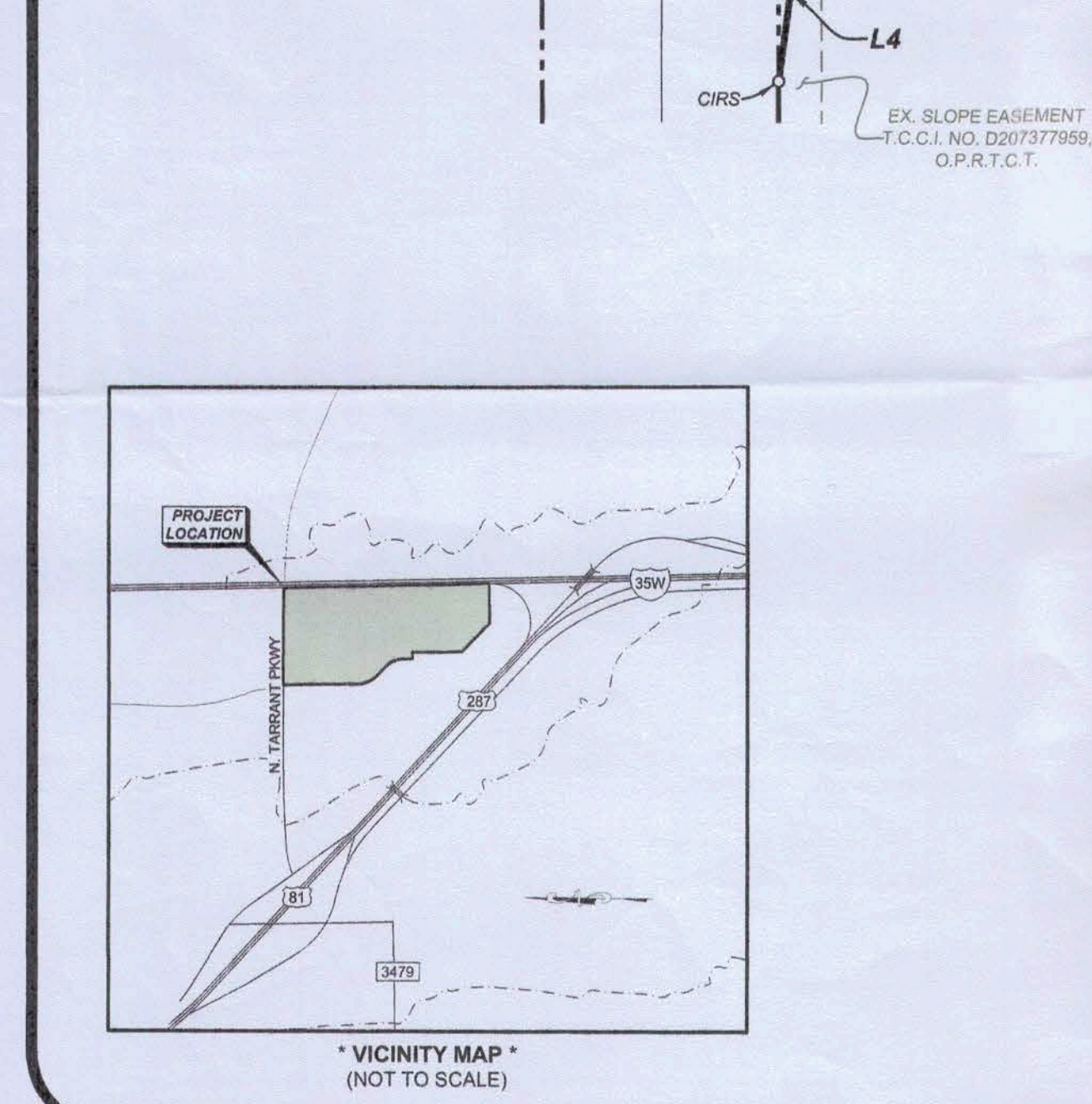
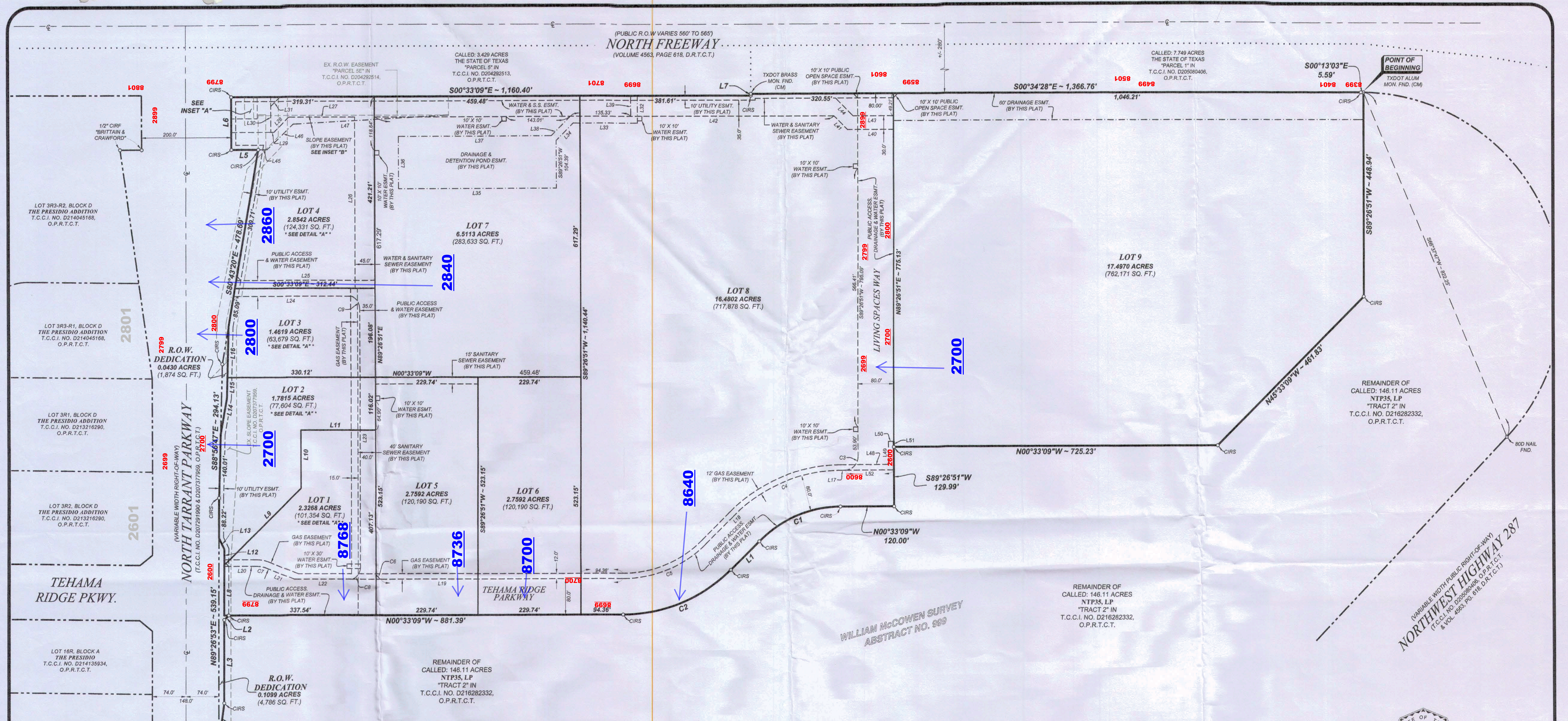


(PUBLIC R.O.W. VARIES 560' TO 565')
NORTH FREEWAY
 (VOLUME 4563, PAGE 618, D.R.T.C.T.)

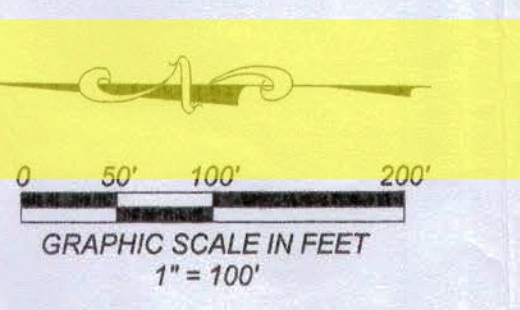


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°33'09"W	89.85'
L2	N45°33'08"W	14.14'
L3	S89°26'53"W	182.02'
L4	N82°49'22"W	89.23'
L5	N00°30'20"W	59.72'
L6	N89°26'11"E	116.00'
L7	N89°25'32"E	3.83'
L8	N89°26'53"E	112.01'
L9	S44°59'37"E	238.86'
L10	N89°26'51"E	127.87'
L11	S00°33'09"E	167.00'
L12	N89°26'53"E	34.37'
L13	N62°59'17"E	26.93'
L14	N80°18'12"W	79.85'
L15	N88°56'47"W	45.92'
L16	N88°56'47"W	112.28'
L17	N00°33'09"W	10.00'
L18	N45°33'09"W	89.85'
L19	N00°33'09"W	541.92'
L20	S00°33'09"E	73.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S21°35'38"W	67.48'
L22	S00°33'09"E	130.74'
L23	N89°26'51"E	567.23'
L24	N00°33'09"W	262.47'
L25	N00°33'09"W	309.41'
L26	N89°26'51"E	378.21'
L27	N00°33'09"W	146.95'
L28	N45°33'09"W	46.26'
L29	N00°33'55"W	6.59'
L30	N89°25'43"E	57.03'
L31	S45°33'09"E	29.25'
L32	S89°26'51"W	60.13'
L33	N00°33'09"W	144.12'
L34	N45°33'09"W	53.89'
L35	N00°33'09"W	352.48'
L36	N89°26'51"E	115.00'
L37	S00°33'09"E	341.88'
L38	S45°33'09"E	60.10'
L39	N89°26'51"E	45.13'
L40	N00°33'09"W	102.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N44°26'51"E	42.79'
L42	N00°33'09"W	1,028.57'
L43	N00°33'09"W	90.39'
L44	N44°26'51"E	55.38'
L45	S00°30'20"E	20.00'
L46	S44°38'02"E	80.00'
L47	S03°44'48"E	348.36'
L48	N00°33'09"W	108.00'
L49	N89°26'51"E	49.99'
L50	S00°33'09"E	12.00'
L51	S89°26'51"W	12.00'
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CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
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C6	30.00'	16.02'	S40°35'23"W	15.83'
C7	50.50'	19.52'	N10°31'14"E	19.40'
C8	30.00'	33.59'	S58°28'24"E	31.87'
C9	30.00'	34.79'	N56°13'33"E	32.87'



*** LEGEND ***

CIRS 5/8" IRON ROD W/ CAP STAMPED "SPONER 5922" SET

ALUM MON. ALUMINUM MONUMENT FOUND

VOL. VOLUME

PG. PAGE

T.C.C.I. NO. TARRANT COUNTY CLERK'S INSTRUMENT NUMBER

P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

ESMT. EASEMENT

L = 8.00' ARC LENGTH OF 8.00'

P.A.D. & W. PUBLIC ACCESS, DRAINAGE & WATER EASEMENT

P.O.S.E. PUBLIC OPEN SPACE ESMT.

FORT WORTH

CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVED DATE: Sept. 27, 2019

BY: Donald R. Brown CHAIRMAN

BY: Mary Elliott SECRETARY



FP-19-003

CASE NO. PP-18-072
 CASE NO. FP-19-003

OWNER:
 NTP35, LP
 2525 RIDGEMAR BLVD - S-440
 FORT WORTH, TEXAS 76116

ENGINEER:
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS SURVEYORS
 6780 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 Texas Engineers Registration No. 89
 Texas Surveyors Registration No. 100666-00
 (872) 490-7000
 (872) 490-7000 FAX
 ATTN: MICHAEL CLARK, P.E.

SURVEYOR:
SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
 OVER 25 YEARS OF SERVICE
 309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
 (817) 865-8448 WWW.SPOONERSURVEYORS.COM
 TPLS FIRM NO. 1004900 S&A 16-042 - 9/30/2019

FINAL PLAT OF
NORTH CITY ADDITION
 LOTS 1 thru 9, BLOCK 1

BEING A PLAT OF A 54.5843 ACRE TRACT OF LAND LOCATED IN THE WILLIAM MCCOWEN SURVEY, ABSTRACT NO. 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID 54.5843 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 146.11 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2", CONVEYED TO NTP35, LP, BY DEED AS RECORDED IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D216282332, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

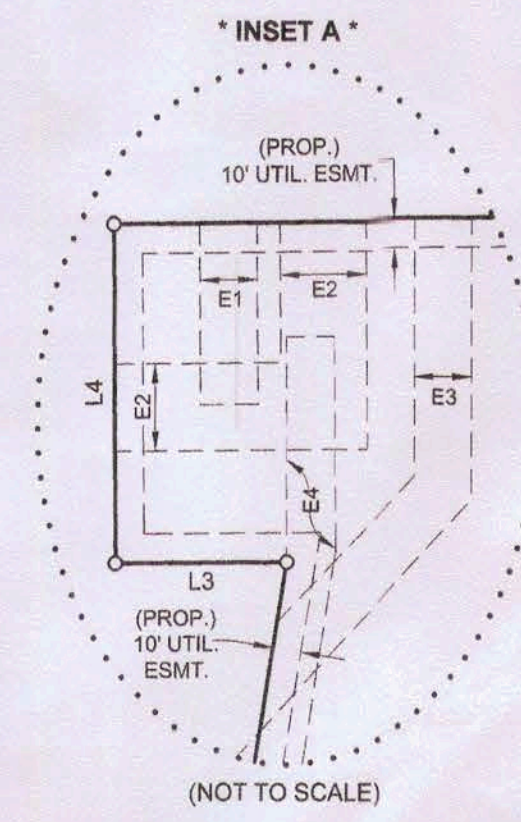
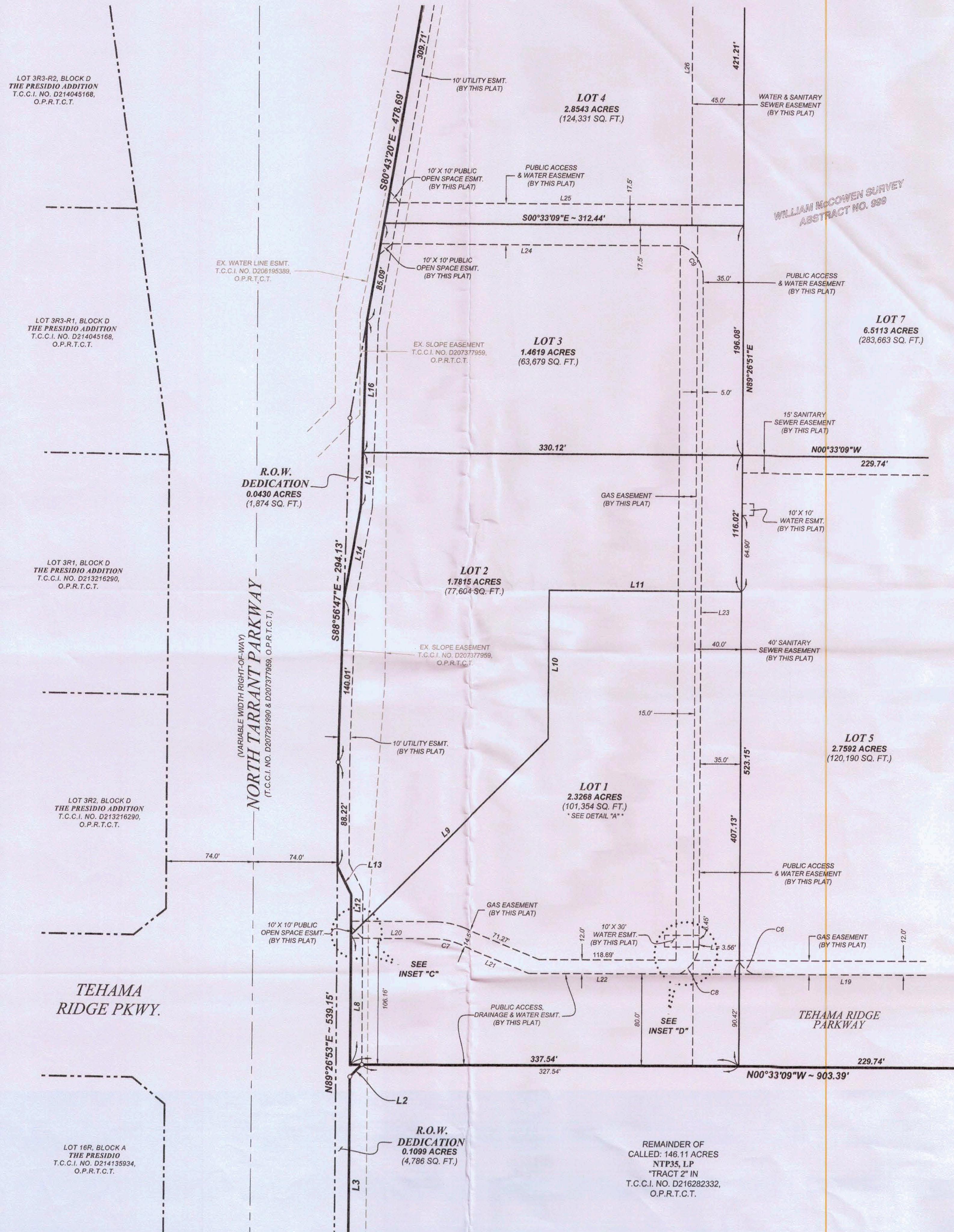
9 LOTS ~ 54.4314 ACRES
 2 R.O.W. DEDICATIONS ~ 0.1529
 54.5843 ACRES (GROSS)
 SEPTEMBER ~ 2019

NOTE: SEE SHEET 2 OF 3 FOR DETAILS AND INSERTS. SEE SHEET 3 OF 3 FOR OWNER'S DEDICATION, OWNER'S CERTIFICATE, GENERAL NOTES, AND SURVEYOR'S STATEMENT.

Document #: D219223312 Date: 09/30/19

DETAIL "A"

1" = 50'

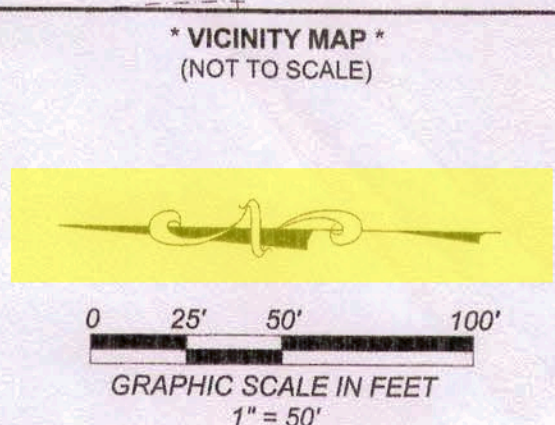
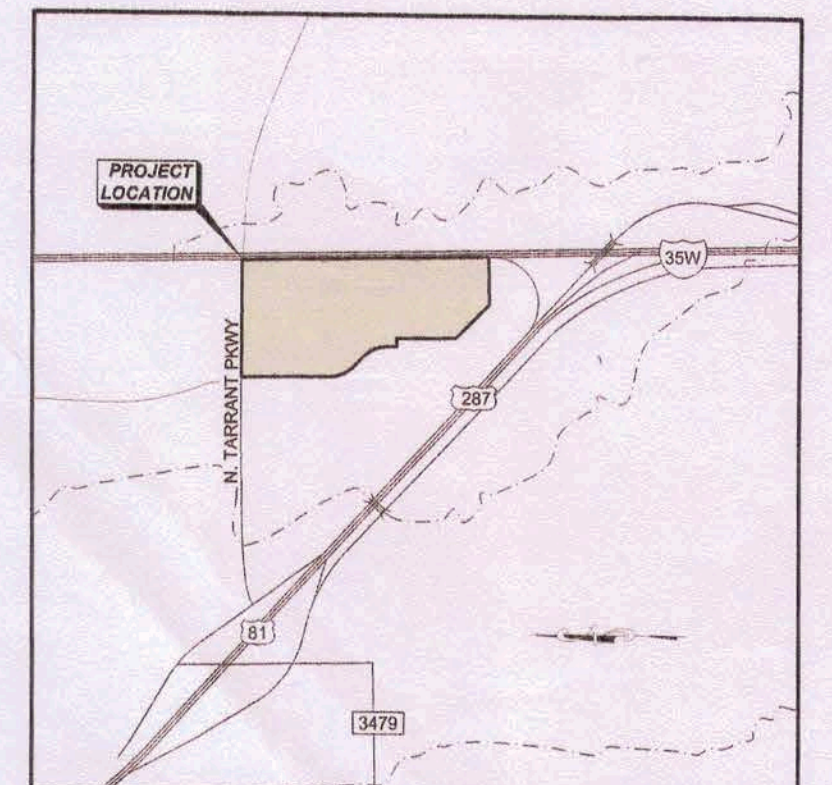
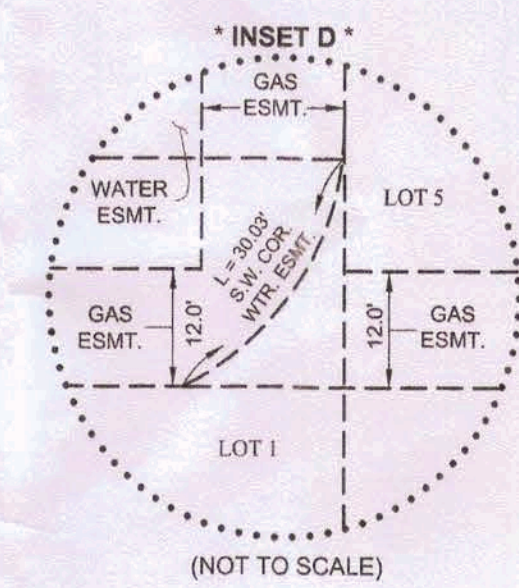
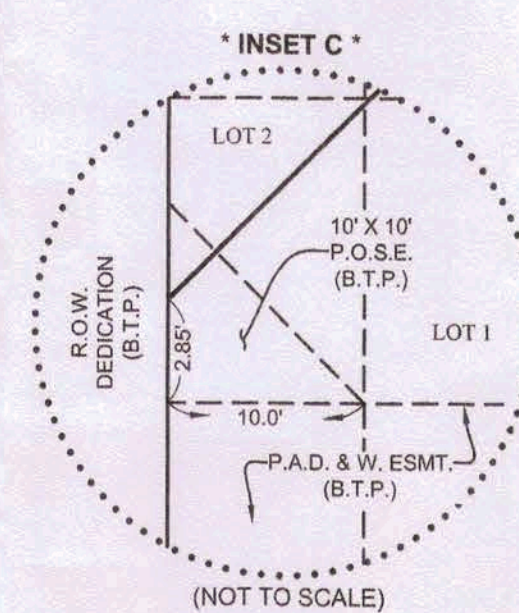
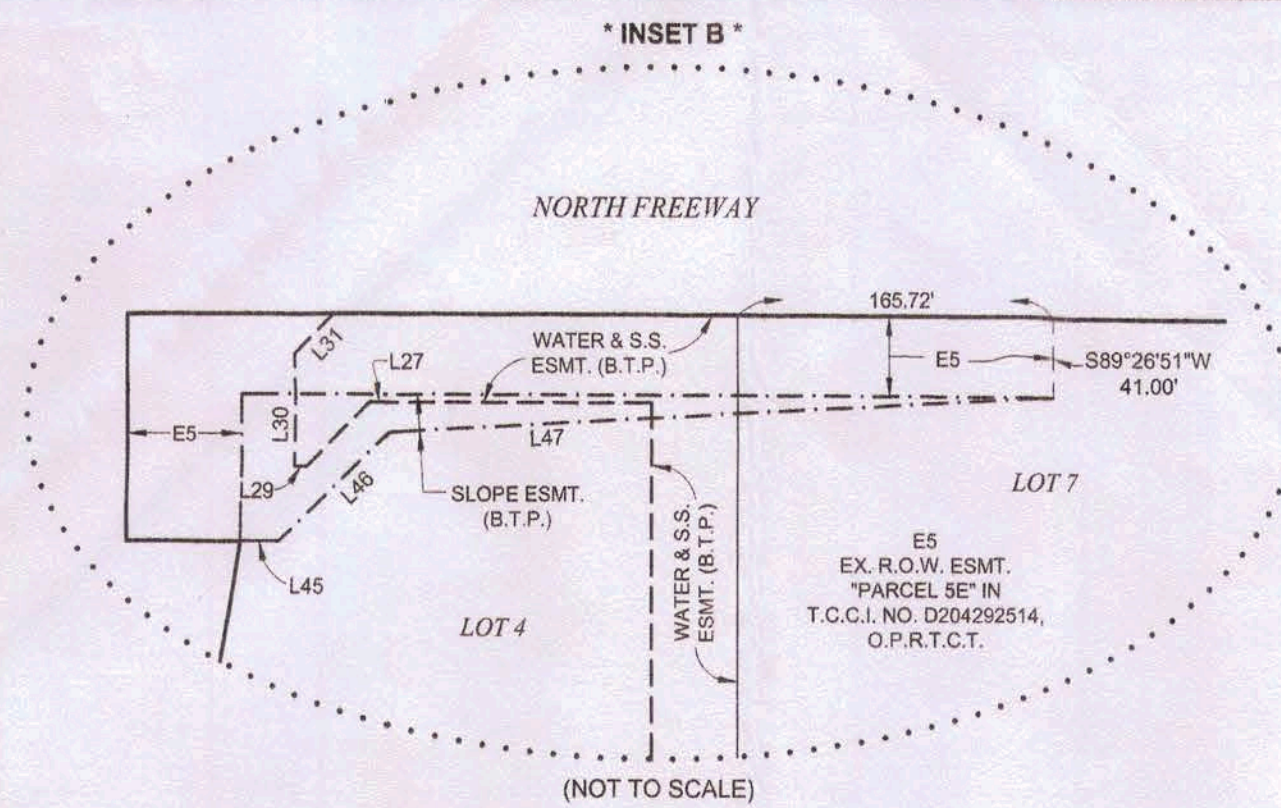


EX. 20' PERMANENT WATER MAIN ESMT. T.C.C.I. NO. D204330535, O.P.R.T.C.T.

EX. 30' S.S. ESMT. E2 = T.C.C.I. NO. D203050795, O.P.R.T.C.T.

EX. WATERLINE ESMT. T.C.C.I. NO. D206185389, O.P.R.T.C.T.

EX. SLOPE ESMT. T.C.C.I. NO. D207377959, O.P.R.T.C.T.



LEGEND

CIRS 5/8" IRON ROD W/CAP STAMPED "SPOONER 5922" SET

ALUM. MON. ALUMINUM MONUMENT FOUND

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FP-19-003

OWNER:
NTP35, LP
2525 RIDGEMAR BLVD - 5-440
FORT WORTH, TEXAS 76116

ENGINEER:
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75220
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 100866-00
(972) 490-7000
(972) 490-7099 FAX
ATTN: MICHAEL CLARK, P.E.

SURVEYOR:
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REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76038
(817) 885-8448 WWW.SPOONERSURVEYORS.COM
TPLS FIRM NO. 10054900 SAA 16042 - 932019

FINAL PLAT OF
NORTH CITY ADDITION
LOTS 1 thru 9, BLOCK 1

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9 LOTS ~ 54.4314 ACRES
2 R.O.W. DEDICATIONS ~ 0.1529
54.5843 ACRES (GROSS)

SEPTEMBER ~ 2019

SHEET 2 OF 3

Document #: D21623312 Date: 09/30/19

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessments and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer same.

Detention Area

This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of lots provide for the final detention volume mitigation during site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the City of Fort Worth Storm Water Criteria Manual current at the time of the Final Storm Water Management Plan is submitted.

Floodplain Restriction

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the director, will be prepared and submitted by the party (ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks or paving improvements; and approval is first obtained from the City of Fort Worth.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all time and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer drainage, gas electric, cable or other utility easement of any type.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Public Open Space Easement

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

Pressure Reducing Valves (P.R.V.)

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

Storm Water Management Plan

A final Storm Water Management Plan shall be required and acceptance of this pan is required by the City of Fort Worth prior to any land disturbance active related to development of Block 1, Lots 1 thru 8 of 8.

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS NTP35, LP, is the sole owner a 54.5843 acre tract of land located in the William McCowen Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas, said 54.5843 acre tract of land being a portion of a called 146.11 acre tract of land described as "Tract 2", conveyed to NTP35, LP, by deed as recorded in Tarrant County Clerk's Instrument No. D216282322, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 54.5843 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation aluminum monument found (Controlling Monument) on the east property line of the said 146.11 acre tract, same being the west right-of-way line of Interstate Highway No. 35W (being a variable width right-of-way also known as North Freeway, a portion of said right-of-way being conveyed to the State of Texas, by the deeds thereof filed for record in Volume 4563, Page 618, Deed Records, Tarrant County, Texas and Tarrant County Clerk's Instrument No. D204292513 and D205080406, O.P.R.T.C.T.), said monument found being at the easterly end of a transitional curve at the intersection of the said west right-of-way line with the northeast right-of-way line of U.S. Highway No. 287 (being a variable width right-of-way), from which an 800 nail found at the westerly end of the said transitional curve bears South 66°37'47" West, a distance of 822.25 feet;

THENCE departing the said property line and the said right-of-way line, over and across the said remainder of 146.11 acre tract the following courses and distances:

South 89°26'51" West, a distance of 448.94 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set);

North 45°33'09" West, a distance of 461.83 feet to an iron rod set;

North 00°33'09" West, a distance of 725.23 feet to an iron rod set;

South 89°26'51" West, a distance of 129.99 feet to an iron rod set;

North 00°33'09" West, a distance of 120.00 feet to an iron rod set at the beginning of a curve to the left having a radius of 260.00 feet;

Along said curve to the left, an arc length of 204.20 feet, and across a chord which bears North 23°03'09" West, a chord length of 199.00 feet to an iron rod set;

North 45°33'09" West, a distance of 89.85 feet to an iron rod set at the beginning of a curve to the right having a radius of 340.00 feet;

Along said curve to the right, an arc length of 257.04 feet, and across a chord which bears North 23°03'09" West, a chord length of 260.22 feet to an iron rod set;

North 00°33'09" West, a distance of 881.39 feet to an iron rod set;

North 45°33'08" West, a distance of 14.14 feet to an iron rod set;

South 89°26'53" West, a distance of 182.02 feet to an iron rod set;

North 82°49'22" West, a distance of 89.23 feet to an iron rod set on the north property line of the said remainder of 146.11 acre tract, same being the south right-of-way line of North Tarrant Parkway (being a variable width right-of-way, a portion of said right-of-way being conveyed to the City of Fort Worth, by the deeds thereof filed for record in Tarrant County Clerk's Instrument No. D207291990 and D207377959, O.P.R.T.C.T.);

THENCE along the said north property line and along the said south right-of-way line the following courses and distances:

North 89°26'53" East, a distance of 539.15 feet to an iron rod set;

South 88°56'47" East, a distance of 294.13 feet to an iron rod set;

South 80°43'20" East, a distance of 478.69 feet to an iron rod set;

North 00°30'20" West, a distance of 59.72 feet to an iron rod set;

North 89°26'11" East, a distance of 116.00 feet at the intersection of the said south right-of-way of North Tarrant Parkway and the aforesaid west right-of-way line of Interstate Highway No. 35W;

THENCE along the east property line of the said 146.11 acre tract and along the said west right-of-way line of Interstate Highway No. 35W the following courses and distances:

South 00°33'09" East, a distance of 1,160.40 feet to an iron rod set;

North 89°25'32" East, a distance of 3.83 feet to a Texas Department of Transportation brass monument found (Controlling Monument);

South 00°34'28" East, a distance of 1,366.76 feet to an iron rod set;

South 00°13'03" East, a distance of 5.59 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 54.5843 acres (2,377,690 square feet) of land, more or less.

* OWNER'S CERTIFICATION *

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, NTP35, LP, acting by and through the undersigned, their duly authorized representative, do hereby adopt this plat designating the herein described property as LOTS 1 thru 9, BLOCK 1, NORTH CITY ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the 6th day of Sept., 2019.

NTP35, LP

By: Steve McKeever Manager

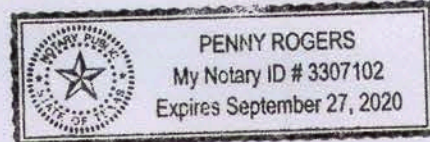
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared STEVE MCKEEVER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 6th day of Sept., 2019.

Notary Public, State of Texas



STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Fort Worth.

Surveyed on the ground during the month of March, 2016.

Eric S. Spooner, R.P.L.S. 5922 Date 9.3.19 Texas Registration No. 5922



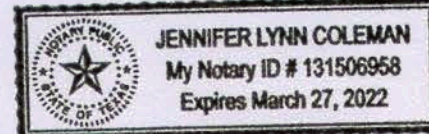
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 3rd day of September, 2019.

Notary Public, State of Texas



* GENERAL NOTES *

- The bearings and distances shown hereon are based on a local coordinate system based on NAD83(2011), Texas North Central Zone 4202, Scaled from Grid to Surface at N: 7,011,146.51 and E: 2,330,723.54 using a combined scale factor of 1.0001521031, derived from GPS RTK observations using the North Central Texas VRS Network (maintained by Western Data Systems).

- According to the GIS data shown on the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as shown on Map No. 48439C0065K; map revised September 25, 2009 and Map No. 48121C0650G; map revised April 18, 2011 for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. The surveyor hereby waives all liability to this statement and the accuracy of said GIS data.

- This plat is based on the ALTA/NSPS Land Title Survey that was prepared with the benefit of a copy of the Commitment for Title Insurance, prepared by First American Title Insurance Company, G.F. No. 1002-199635-RTT, having an effective date of December 7, 2016 and issued December 9, 2016; and reflects only those easements, covenants, restrictions, and other matters of record listed in Schedule "B" of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.

- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise hereon.

- Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at the time of building permit issuances via a parkway permit.

- Private Maintenance Note: The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

- This plat identifies preliminary need and locations for storm water storage facilities known as detention ponds. It is expressly understood and agreed by the owner or owner's designee of any specific lot or tract within the platted subdivision that the owner or owner's designee of lots or tracts shall be responsible to provide for the final detention volume mitigation during the site development. The preliminary detention storage volume estimate is noted at each location. The final detailed analysis detention volume and required easement may be more or less than shown on this plat. The detention pond design shall be in accordance with the City of Fort Worth Integrated Stormwater Management Criteria Manual current at the time the Final Stormwater Management Plan is submitted.

FP-19-003

OWNER:

NTP35, LP
2525 RIDGEMAR BLVD - S-440
FORT WORTH, TEXAS 76116

ENGINEER:



Winkelmann
& Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75220
Texas Engineers Registration No. 89 (972) 490-7090
Texas Surveyors Registration No. 100566-00 (972) 490-7099 FAX
ATTN: MICHAEL CLARK, P.E.

SURVEYOR:



REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 868-6448 WWW.SPOONERSURVEYS.COM
TSPS FIRM NO. 10054600 SSA 16-042-9332019

FINAL PLAT OF

NORTH CITY ADDITION LOTS 1 thru 9, BLOCK 1

BEING A PLAT OF A 54.5843 ACRE TRACT OF LAND LOCATED IN THE WILLIAM MCCOWEN SURVEY, ABSTRACT NO. 999, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAID 54.5843 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 146.11 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2", CONVEYED TO NTP35, LP, BY DEED AS RECORDED IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D216282322, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

9 LOTS ~ 54.4314 ACRES
2 R.O.W. DEDICATIONS ~ 0.1529
54.5843 ACRES (GROSS)

SEPTEMBER ~ 2019

SHEET 3 OF 3

Document #: D219223312 Date: 09/30/19